**ITEM B.33** 1209 Oxford Street **Houston Heights East** 

#### CERTIFICATE OF APPROPRIATENESS

Application Date: July 30, 2014

Applicant: Aldo Rojas, owner

Property: 1209 Oxford Street, Lot 10, Block 191, Houston Heights Subdivision. The property includes a

contributing historic 918 square foot one-story wood frame single-family residence and a

detached carport (with enclosed storage space) situated on a 6,600 square foot interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, located in the Houston

Heights Historic District East.

Proposal: New Construction – Construct a new one-story detached 400 square foot alley loading garage.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

HPO File No. 081425

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#### **APPROVAL CRITERIA**

#### NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S	D NA		S - satisfies D - does not satisfy NA - not applicable
$\boxtimes$		(1)	The new construction must match the typical setbacks of existing contributing structures in the historic district
$\boxtimes$		(2)	The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
		(3)	The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
$\boxtimes$		(4)	The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
		(5)	The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

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#### **PROPERTY LOCATION**



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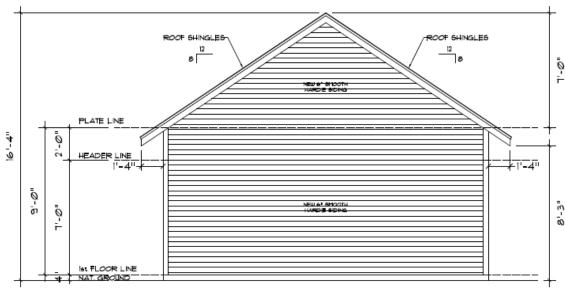
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# **INVENTORY PHOTO**



# **EAST ELEVATION -FACING OXFORD STREET**

#### **PROPOSED**

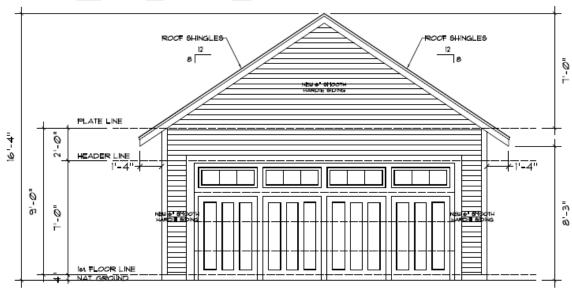


PROPOSED GARAGE BACK ELEVATION

ESC. 1/4" = 1' - @"

# WEST ELEVATION -FACING ALLEY

# **PROPOSED**



PROPOSED GARAGE FRONT ELEVATION

ESC. 1/4" = 1' - Ø"

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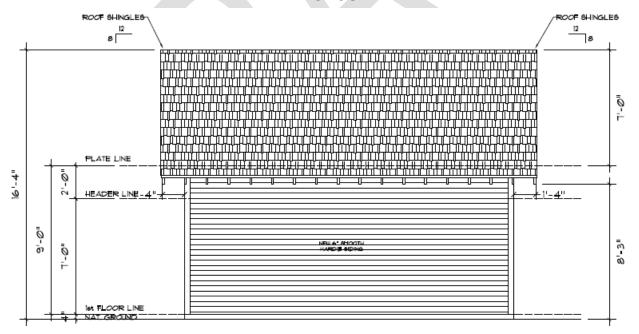
### **NORTH SIDE ELEVATION**

#### **PROPOSED**

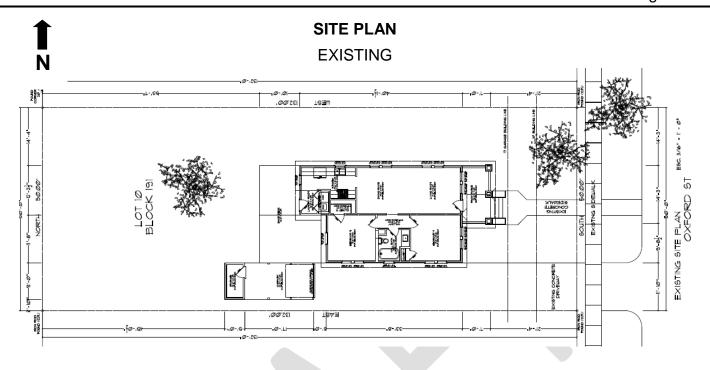


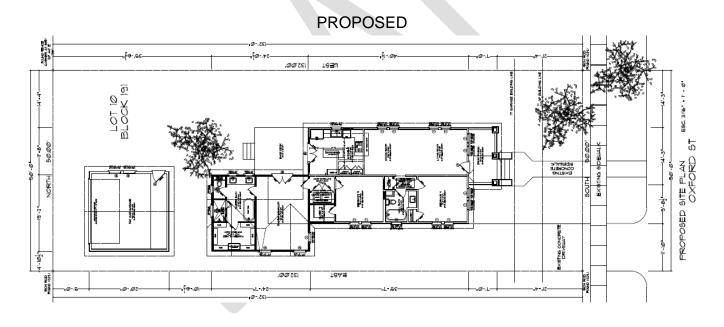
#### **SOUTH SIDE ELEVATION**

#### **PROPOSED**



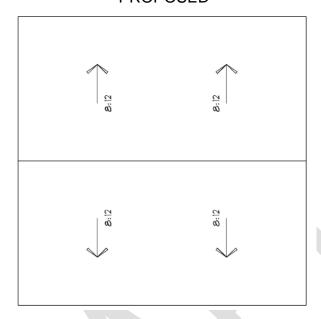
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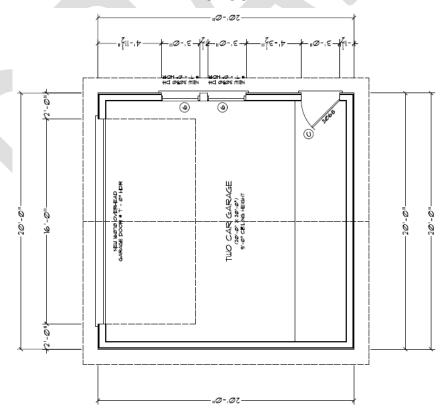


# ROOF PLAN PROPOSED



# **FIRST FLOOR PLAN**

# **PROPOSED**



Garage Windows

# **WINDOW / DOOR SCHEDULE**

# DOOR SCHEDULE

	MARK	TYPE	WIDTH	HEIGHT	MATERIAL	
	(A)	EXISTING	2'-8"	6'-8"	WOOD FRAME	
_	(B)	NEW	5'-Ø"	6'-8"	WOOD FRAME	
L	Ö	NEW	3'-⊘"	6'-8"	WOOD FRAME	
		Garage Do	or			

# WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	CONFIGURATION	
1	NEW	2'-4"	5'-0"	WOOD FRAME	ONE OVER ONE	
2	NEW	2'-6"	3'-@"	WOOD FRAME	ONE OVER ONE	
3	NEW	3'-@"	1'-6"	WOOD FRAME	SINGLE PANE	
4	NEW	2'-@"	1'-0"	WOOD FRAME	SINGLE PANE	
<u></u>	NEW	3'-@"	1'-@"	WOOD FRAME	SINGLE PANE	
6	NEW	3'-0"	5'-0"	VYNIL	ONE OVER ONE	
	1					

#### **PROJECT DETAILS**

**Shape/Mass:** The proposed garage will be 20' wide by 20' deep. The proposed ridge height will be 16'-4". See

drawings for more detail.

Setbacks: The proposed garage will have a front (east) setback will be 103'-0"; the south setback will be 4'-

10½"; the north side setback will be 24'-10½"; and the rear (west) setback will be 9'-0". See

drawings fore detail.

- **Foundation:** The proposed garage will have a 4" exposed concrete slab foundation. See drawings fore detail.
- **Windows/Doors:** The proposed garage will have a pair of 1-over-1 double hung vinyl windows. These windows will be on the north elevation along with a 30"x68" paneled and glazed overhead garage door. The proposed alley facing paneled garage door will be 160"x70". See window/door schedule and

drawings for more detail.

Exterior Materials: The proposed garage will be clad in cementitious siding with a 6" reveal. See drawings for more

detail.

Roof: The proposed front facing gable roof will have composition shingles and a pitch of 8:12. The roof

will feature exposed rafter tails with an eave height of 8'-3" and an eave overhang of 1'-4". See

drawings for more detail.

Front Elevation: The proposed east elevation features a front facing gable and no fenestration. This elevation will

(East) be mostly obscured by the proposed addition. See drawings for more detail.

Side Elevation: The proposed north elevation will feature a pair of 1-over-1 double hung windows and a single

(North) door. See drawings for more detail.

Side Elevation: The proposed south elevation will not feature any fenestration. See drawings for more detail.

(South)

Rear Elevation: The rear elevation will feature the paneled and glazed overhead garage door. See drawings for

(West) more detail.